

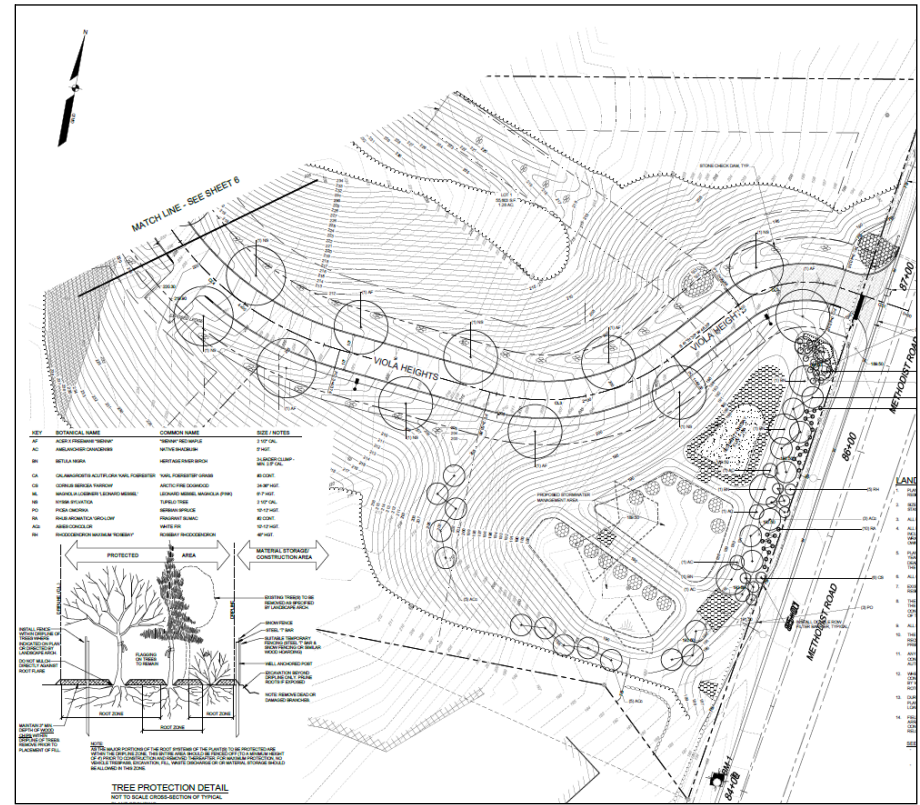
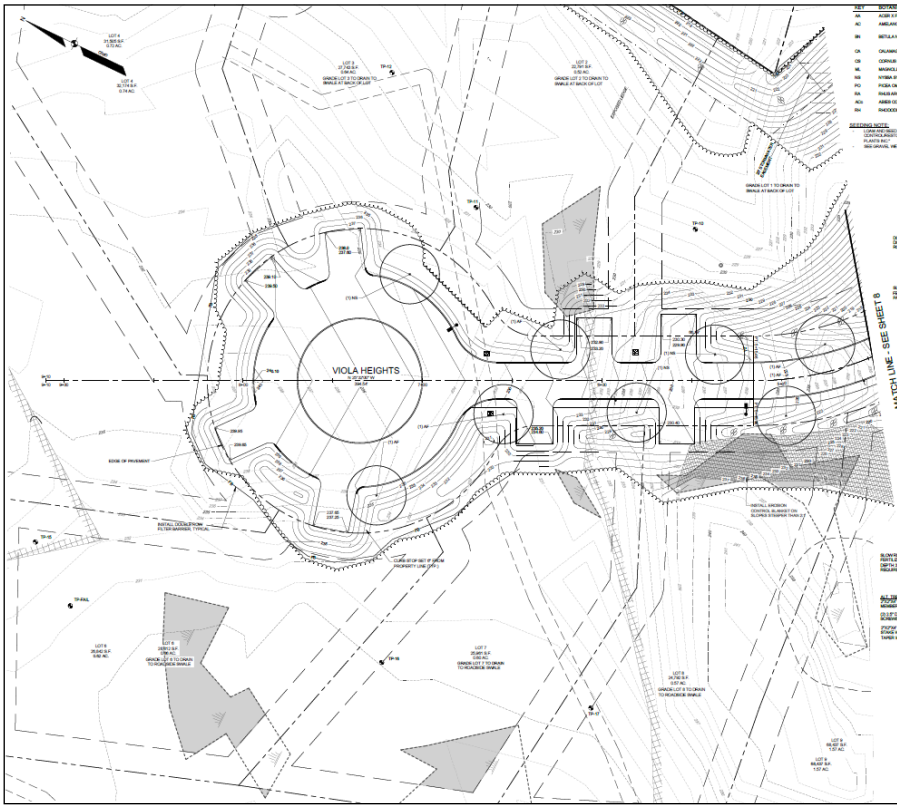
PROPERTY SUMMARY

680 Methodist Road • Westbrook, ME

Site Info

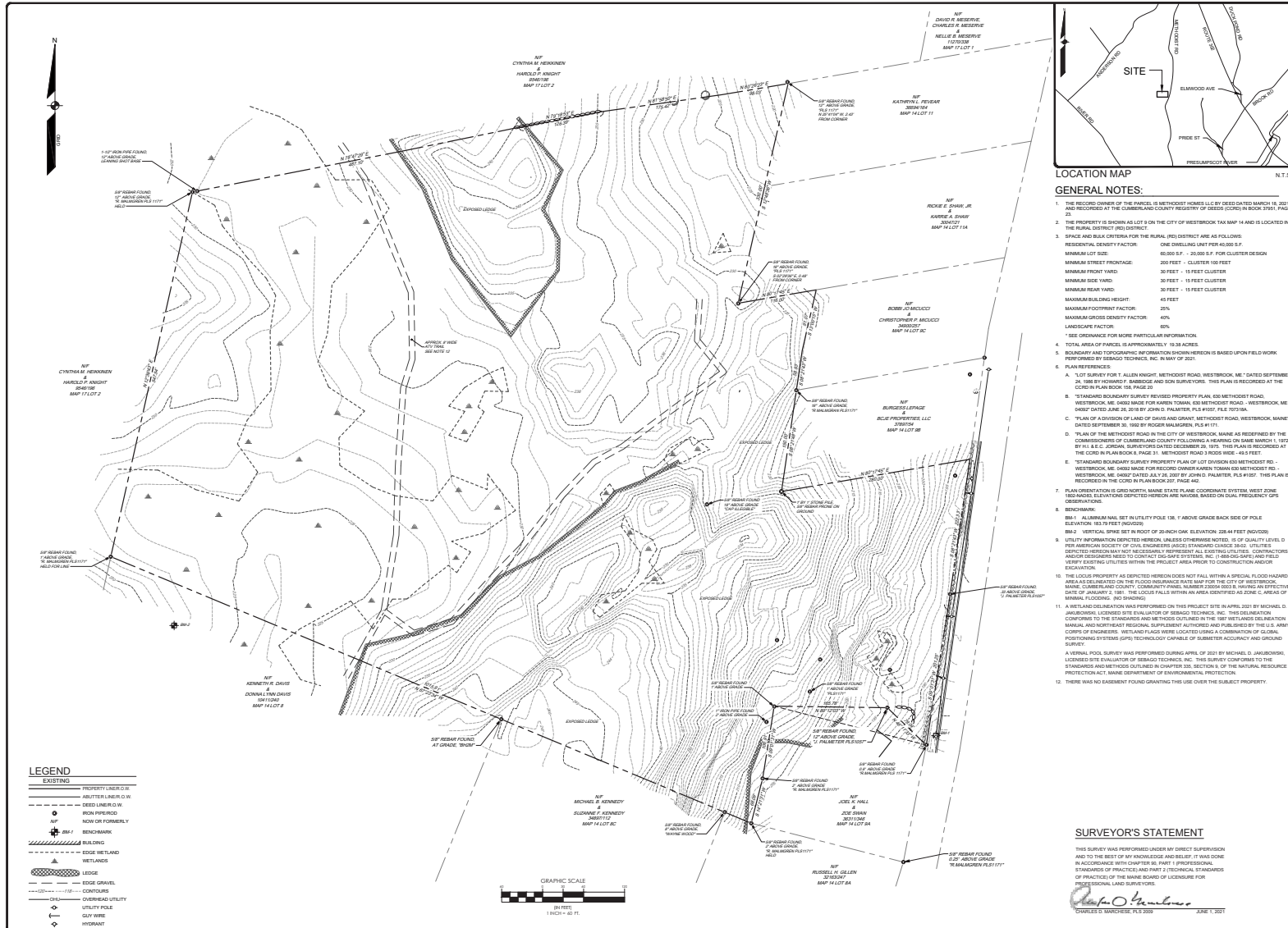
OWNER:	Methodist Homes LLC	LOT SIZE:	19.92± AC
DEED:	Book 37951, Page 23	UTILITIES:	Municipal water/sewer
ASSESSOR:	Map 14, Lot 9	ZONING:	Rural District (RD)

Road Plans



EXISTING CONDITIONS

680 Methodist Road • Westbrook, ME



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS METHODIST HOMES LLC BY DEED DATED MARCH 14, 2021 AND RECORDED AT THE CAMDENLAND COUNTY REGISTRY OF DEEDS (COOR) IN BOOK 33921, PAGE 23.
- THE PROPERTY IS SHOWN AS LOT 8 IN THE CITY OF WESTBROOK TAX MAP 14 AND IS LOCATED IN THE RURAL DISTRICT (RD) DISTRICT.
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 - RESIDENTIAL DENSITY FACTOR: ONE DWELLING UNIT PER 40,000 S.F.
 - MINIMUM LOT SIZE: 60,000 S.F. - 20,000 S.F. FOR CLUSTER DESIGN
 - MINIMUM STREET FRONTAGE: 200 FEET - CLUSTER 100 FEET
 - MINIMUM FRONT YARD: 30 FEET - 12 FEET CLUSTER
 - MINIMUM SIDE YARD: 30 FEET - 15 FEET CLUSTER
 - MINIMUM REAR YARD: 30 FEET - 15 FEET CLUSTER
 - MAXIMUM BUILDING HEIGHT: 45 FEET
 - MAXIMUM FOOTPRINT FACTOR: 25%
 - LANDSCAPE FACTOR: 40%
 - SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 19.38 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEASO TECH INC. IN MAY OF 2021.
- PLAN REFERENCES:
 - A. "LOT SURVEY FOR T. ALLEN KNIGHT, METHODIST ROAD, WESTBROOK, ME," DATED SEPTEMBER 24, 1988 BY HOWARD F. BARBOSE AND SON SURVEYORS. THIS PLAN IS RECORDED AT THE COOR IN PLAN BOOK 18, PAGE 23.
 - B. "STANDARD BOUNDARY SURVEY REVISED PROPERTY PLAN 680 METHODIST ROAD, WESTBROOK, ME, SHOWS MADE FOR KAREN TRAWN, 680 METHODIST ROAD, WESTBROOK, ME, DATED JUNE 26, 2018 BY JOHN D. PALMETER, PLS #15733A.
 - C. "PLAN OF DIVISION OF LAND OF BARBARA GRANT, METHODIST ROAD, WESTBROOK, MAINE," DATED SEPTEMBER 30, 1992 BY ROGER MALGREN, PLS #1171.
 - D. "PLAN OF THE METHODIST ROAD IN THE CITY OF WESTBROOK, MAINE AS REDEVELOPED BY THE COMMISSIONERS OF CAMDENLAND COUNTY FOLLOWING A HEARING ON MARCH 11, 1977 BY H. E. C. JORDAN, SURVEYORS DATED DECEMBER 26, 1975. THIS PLAN IS RECORDED AT THE COOR IN PLAN BOOK 6, PAGE 21. METHODIST ROAD, FROM 45' FEET.
 - E. "STANDARD BOUNDARY SURVEY PROPERTY PLAN OF LOT DIVISION 680 METHODIST RD., WESTBROOK, ME, SHOWS MADE FOR RECORD, KAREN TRAWN 680 METHODIST RD., WESTBROOK, ME, DATED JUL 26, 2007 BY JOHN D. PALMETER, PLS #15733. THIS PLAN IS RECORDED IN THE COOR IN PLAN BOOK 107, PAGE 42.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83. ELEVATIONS SHOWN HEREON ARE NAVOID, BASED ON KUALA, PRECEDENT GPS OBSERVATIONS.
 - BMA - ALUMINUM NAIL SET IN UTILITY POLE 136, 1' ABOVE GRADE BACK SIDE OF POLE, ELEVATION: 88.79 FEET (INDOOR)
 - BMA - VERTICAL SPINE SET IN ROOT OF 20-INCH OAK, ELEVATION: 228.44 FEET (INDOOR)
- UTILITY INFORMATION DEPICTED HEREON, UNLESS OTHERWISE NOTED, IS OF QUALITY LEVEL 0 PER AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD PRACTICES. UTILITIES IDENTIFIED HEREON MAY NOT BE NECESSARILY REPRESENTED ALL UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT GAS-SAFE SYSTEMS, INC. (1-800-GAS-SAFE) AND FIELD VERIFY EXISTING UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCAL PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WESTBROOK, MAINE, CAMDENLAND COUNTY, COMMUNITY PANEL NUMBER 20004 0023, IN EFFECTIVE DATE OF JANUARY 2, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINOR FLOODING, (NO SHADING).
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN APRIL 2021 BY MICHAEL D. JAMBURON, LICENSED SITE EVALUATOR OF SEASO TECH, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND NEAREST REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WERE LOCATED USING A COMBINATION OF GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY CAPABLE OF SUBMETER ACCURACY AND GROUND SURVEY.
 - A WETLAND POOL SURVEY WAS PERFORMED DURING APRIL OF 2021 BY MICHAEL D. JAMBURON, LICENSED SITE EVALUATOR OF SEASO TECH, INC. THIS SURVEY CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN CHAPTER 336, SECTION 5 OF THE NATIONAL RESILIENCE PROTECTION ACT, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THERE WAS NO EASEMENT FOUND GRANTING THIS USE OVER THE SUBJECT PROPERTY.

SURVEYOR'S STATEMENT

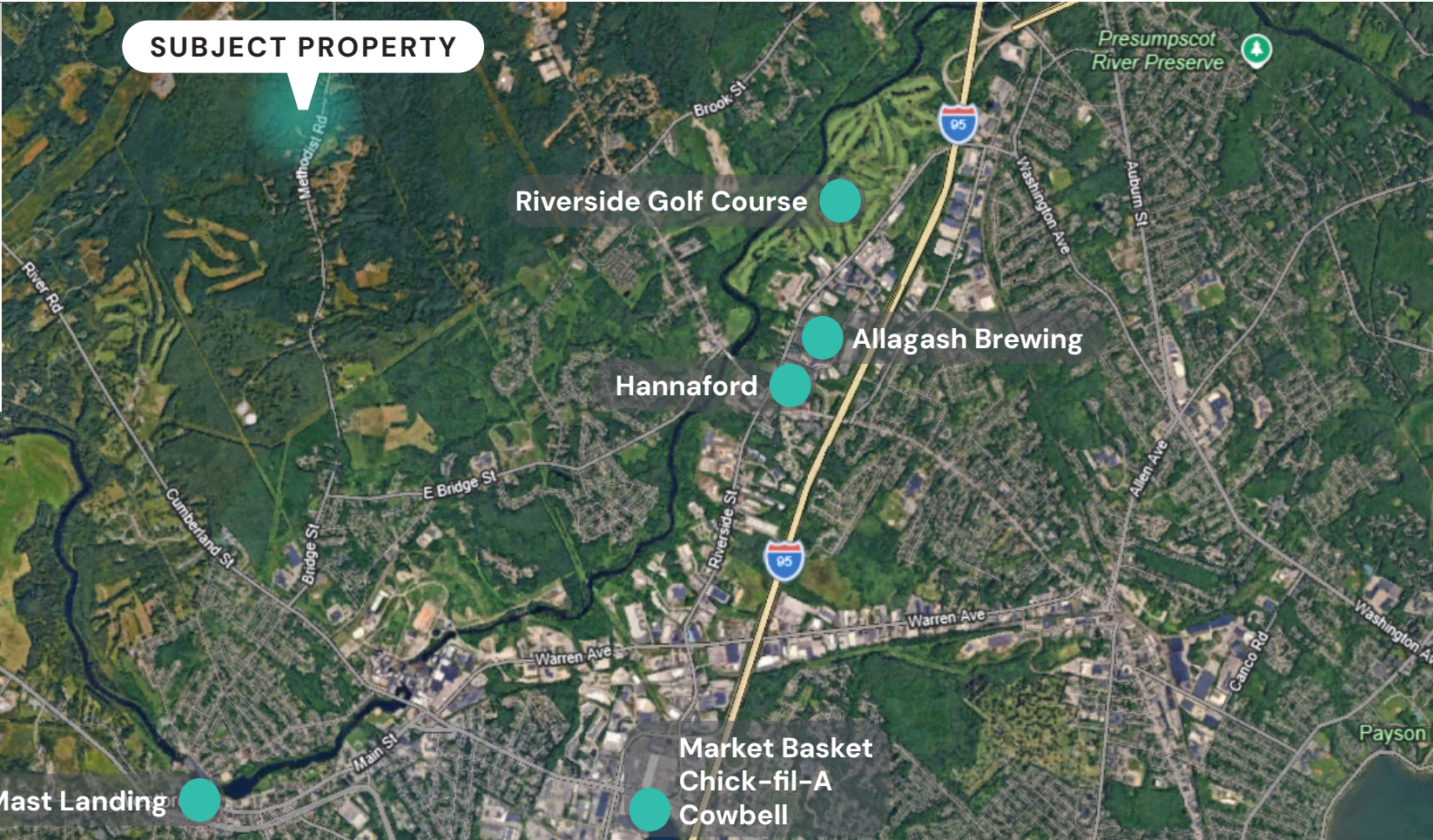
THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 66, PART 1 PROFESSIONAL STANDARDS OF PRACTICE AND PART 2 TECHNICAL STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS.

Charles D. Marchese
 CHARLES D. MARCHESE, PLS 2009 JUNE 1, 2021

LOCATION MAP

680 Methodist Road • Westbrook, ME

NEARBY

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